

CEILINGS HEIGHT REQUIREMENTS IN 1 & 2 FAMILY DWELLINGS

780 CMR 3603.8.1

Minimum ceiling height: Habitable rooms, except kitchens, shall have a ceiling height of not less than 7 feet 3 inches for at least 50% of their required areas

Exceptions

1. Beams and girders spaced not less than 4 feet on center may project not more than 6 inches below the required ceiling height.
2. All other rooms including kitchens, bathrooms, and hallways shall have a minimum ceiling height of 7 feet, measured to the lowest projection from the ceiling.
3. Habitable basements shall have a minimum clear ceiling height of 7 feet 0 inches, except that beams, girders, and other obstructions spaced not less than 4 feet on center may project not more than 6 inches below the required ceiling height.
4. Basements not used for habitable spaces shall have a minimum clear ceiling height of 6 feet 8 inches, except for under beams, girders, ducts, or other obstructions where the clear height shall be a minimum of 6 feet 4 inches.